



**PLANNING COMMISSION NEIGHBORHOOD PLAN  
REGULAR MEETING  
SUBCOMMITTEE MINUTES**

**Wednesday, April 21, 2010**

**The City Planning Commission Neighborhood Plan Subcommittee convened in a regular meeting on Wednesday, April 21, 2010 at 301 W. 2<sup>nd</sup> Street, City Hall, Room #2016, in Austin, Texas.**

**Commissioner Chimenti called the meeting to order at 6:10 p.m.**

**Subcommittee Members in Attendance:**

Danette Chimenti, Chair  
Saundra Kirk  
Dave Sullivan

Kathie Tovo

**Committee Member(s) Absent:**

None

**City Staff in attendance**

Greg Guernsey, Director, Planning &  
Development Review Department (PDRD)

Rebecca Giello, Policy & Planning Manager,  
Neighborhood Housing & Community  
Development (NHCD)

George Adams, Asst. Dir., PDRD  
Carol Haywood, Manager, PDRD  
Tonya Swartzendruber, Sr. Planner, PDRD  
Maureen Meredith, Senior Planner, PDRD  
Jody Zemel, Sr. Planner, PDRD

Meng Qi, Planner III, NHCD

**Others in Attendance:**

(Please see sign-in sheet)

**1. CITIZEN COMMUNICATION: GENERAL**

a. Gayle Rosenthal owns property in the Blackshear/Prospect Hill neighborhood. The properties bounded by Rosewood, Northwestern, Bryan, and Rosewood Avenue were down-zoned from MF-4 zoning to SF-3 zoning during the neighborhood planning process. She and other property owners, who own approximately 45 parcels, would like the City to initiate a process to rezone the property back to MF-4, which she believes is a more appropriate zoning for the area. Ms. Rosenthal said she has spoken with the Blackshear/Prospect Hill Neighborhood Association and has contacted the East Austin Neighborhood Planning Contact Team.

Commissioner Chimenti suggested she continue to work with the East Austin Neighborhood Planning Team to get support to move something forward.

**2. APPROVAL OF MINUTES**

a. The minutes for the regular meeting of March 17, 2010 were approved on Commissioner Sullivan's motion; Commissioner Tovo's second on a 3 to 0 vote, with Commissioner Kirk abstaining.

## OLD BUSINESS

**a. Educational Impact Statement (EIS) tool – Greg Guernsey, Director, Planning and Development Review Department, (512) 974-2387.** Follow-up discussion from the February 17, 2010 subcommittee meeting. (Discussion and/or possible Action)

Greg Guernsey, Director, PDRD, met with Austin Independent School District (AISD) staff, Kathie Tovo, and Susan Moffat to discuss revisions to the EIS form. It was determined that the City will flag cases, depending on the number and type of units, then pass those on to AISD for review.

One revision is to change the numbers of dwelling units that triggers an EIS form. As it stands, the form is completed for new developments proposing 100 single family dwelling units, 200 multifamily units, and 100 low-income multifamily dwelling units. The proposal is to reduce the low-income trigger point to 50 units, depending on the age of the facility, somewhere between 20-25 years.

Frances Ferguson, from Austin Housing Works, said 20 years is a good number to trigger an EIS form because major improvements to multifamily housing developments generally need to be addressed at this time.

Commissioner Sullivan suggested that the information regarding schools from EIS could be programmed into the Index Program that was presented by the Comprehensive Planning Consultants at Task Force meeting. It was generally agreed that this is a good idea.

Greg Guernsey said he will bring back the revised form to the May 19, 2010 Subcommittee meeting.

## 4. NEW BUSINESS

**a. Waller Creek District Master Plan – George Adams, Assistant Director, 974-2146 and Tonya Swartzendruber, Senior Planner, 974-3462, Planning and Development Review Department.** Staff will present the plan with the request to schedule the plan for a full Planning Commission hearing date. (Discussion and/or possible Action)

George Adams gave a presentation that included information on the master plan process, stakeholder involvement, and the three principal elements of the plan (Master Plan, Framework for Development Standards, Recommended Implementation Program and Budget Estimates). A copy of the presentation is on file.

The next step is to present the draft plan to the Boards and Commissioners during the months of April and May, present to City Council on June 10th, with the goal to have it approved on June 24<sup>th</sup>. Subject to Council direction, staff would like to move into design of some or all of the

proposed improvements. Through the planning process staff heard from citizens the need for more maintenance and security on Waller Creek to improve the image. Another option is to stage events, increase marketing and promotion of the Waller Creek vision. Next steps are to begin the discussion on the creation of public private entity to possibly fund, manage, and maintain the improvements over the long-term.

The following questions were asked:

- Waller Creek extends to the north of the area, are there plans to extend improvements to these parts?
  - George Adams said the vision is 25-30 years for the area south of the 12<sup>th</sup> street, he knows of no plans at this time to address issues along the north part of the creek.
- Are there conflicts with Rainey Street Subdistrict in the Waterfront Overlay?
  - There is one recommendation in the Development Standards that the 70% development envelope be eliminated.

Commissioner Tovo commented that the current draft of the plan mentions specific properties proposed for Central Business District (CBD) zoning. She feels the plan should not be specific because it would difficult to deny the zoning if it is stated in the plan. Perhaps a better approach would be to remove specifics to the plan so density bonuses could be explored with possible upzoning of property. George Adams responded that most of the properties are zoned CS – Commercial Service, which allows for uses not desired in this area, such as used car lots. From the Tax Increment Financing (TIF) perspective, it would limit the amount of development that would be needed to fund the improvements. Commissioner Sullivan believes the appropriate zoning could be CBD to encourage desired development and to fund the TIF. Commissioner Kirk agreed saying there is no need to create a more difficult process for property owners, in addition it takes the pressure off of areas near the creek where intense development is not desired.

Commissioner Tovo mentioned that Housing Advocates would like the preservation of the Lakeside Apartments, which is a low-income housing development for the elderly owned by the Housing Authority of Austin. At one point Jim Robertson said that a revision to the plan was to preserve affordable housing on a one-to-one ratio in the event the property is redeveloped, but now it is not in the plan. George Adams said the Housing Authority said they would preserve the number of housing units lost within the City, but not on the site because the site lacks a grocery store, a Luby's Restaurant, and public transportation which the residents said they would like in close proximity. But others countered that if redevelopment occurred, these uses might be created.

Commissioner Kirk, made a motion, seconded by Commissioner Tovo, to move the Waller Creek Master Plan forward to full Planning Commission with the following recommendations: 1) to add language to the plan stating no loss of affordable housing within the planning area; 2) to propose the upzoning the tracts that are located between Red River and IH-35 from CS – Commercial Service to DMU - Downtown Mixed Use; and 3) to include the City Council

Resolution from Family with Children Task Force regarding the inclusion of family-friendly, housing design and amenities to the body of the plan. The motion passed unanimously.

**b. Central West Austin Combined Neighborhood Plan** – Discussion on affordable housing issues in the neighborhood planning area. (Discussion and/or possible Action)

Neighborhood Planning, Neighborhood Housing, and Central West Austin neighborhood residents discussed the affordable housing options in the neighborhood planning area, which are limited. During the neighborhood planning process the stakeholder did not support in-fill options, except small lot amnesty, which are ways affordable housing and housing diversity is incorporated into neighborhood planning areas.

Rebecca Giello, from Neighborhood Housing, presented a draft Affordable Housing Impact Statement (AHID) which made recommendations to change the zoning from SF-3 to SF-6 zoning on specific properties. In addition, they recommended the plan adopt infill-tools such as secondary apartments, small lot amnesty, cottage and urban homes as a way to increase density and to provide diverse housing types.

Commissioner Chimenti suggested that the neighborhood leaders request another meeting from City staff. The plan can move forward to Planning Commission, however, the case will be postponed so that another meeting can be conducted by staff to discuss affordable housing, if the stakeholders want to have another meeting.

Commissioner Tovo suggested that the Affordable Housing Impact Statement be added to the May 19, 2010 agenda to discuss whether the Statement should be introduced earlier in the neighborhood planning process so that issues can be addressed earlier in the process.

## **5. STAFF BRIEFINGS**

a. None

## **6. FUTURE AGENDA ITEMS**

- a. Discuss Affordable Housing Impact Statement for neighborhood planning areas.
- b. Presentation of the revised Educational Impact Statement (EIS) form – Greg Guernsey, Director, PDRD.

## **ADJOURNMENT**

Commissioner Chimenti, adjourned the meeting without objection at approximately 8:35 p.m.